

Affidavit of Correction afn 2228926 Recorded 06/06/06

PLAT afn 2221712

Ta3 Rao 532

10P2

30/35

BROADVIEW ON THE CANAL PLANNED DEVELOPMENT

CITY OF WENATCHEE

ASSESSOR'S PARCEL No.(s) (original tract): 232032483030

ORIGINAL TRACT OWNER

Ron Andre
1886 Broadview Drive
Wenatchee, Wa. 98801
509-662-1775

EXISTING ZONING: RS WATER SOURCE: CHELAN COUNTY PUD #1

No. SUBDIVISION PLATTED LOTS: 13 SEWAGE SYSTEM: CITY OF WENATCHEE

LEGAL DESCRIPTION

TRACT A, Plat of Broadview Phase VIII, Chelan County, Washington, according to the plat thereof recorded in Volume 27 of Plats, pages 90-93.
EXCEPT a portion of Tract A, Plat of Broadview Phase VIII, more particularly described as follows: Beginning at the south corner common to Lot 29 and Tract A and the True Point of Beginning; thence North 89°56'52" East along the south line of said Tract A, for a distance of 226.64 feet; thence North 02°20'27" West along the new lot line for a distance of 182.99 feet; thence North 89°36'11" West for a distance of 167.90 feet; thence North 00°23'49" East for a distance of 64.28 feet; thence North 89°37'40" West for a distance of 50.00 feet to the easterly line of Lot 29; thence South 00°23'49" West along said lot line for a distance of 248.82 feet to the True Point of Beginning.

DEDICATION

Know all men by these presents that Broadview on the Canal, Inc. in accordance with their desires, caused the heron described property to be surveyed and platted into lots and streets under the name Broadview on the Canal and do hereby reserve and dedicate all streets and other areas to the public, and individual or individuals, religious society or societies or to any corporation, public or private as shown on the plat. We hereby grant a waiver by ourselves of all claims for damages against any governmental authority which may be occasioned to the adjacent lands by the established construction, drainage and maintenance of public roads.

In witness whereof we have here to set my (our) signature This 6th Day of January, 2006.

Judith L. Andre
Judith L. Andre

Ronald D. Andre
Ronald D. Andre

Steven W. Lee
Cashmere Valley Bank

Ty Hale
Broadview on the Canal Inc.

ACKNOWLEDGMENT

This is to certify that on the 6 day of January, 2006, before me, the above signed, personally appeared to me, known to be the person who executed the foregoing statement of consent and waiver of claims and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Witnessed my hand and seal the day and year last above mentioned.

Christina Jaminger

Notary public in and for the State of Washington, residing at

East Wenatchee WA



TITLE REPORT # 4449-661184

7. Covenants, Conditions, Restrictions &/or Easements
Recording #9006150001
Amendment to Protective covenants Recording # 9402170009
Second Amendment to Protective covenants Recording # 9612310029

11. Covenants, Conditions, Restrictions &/or Easements
Broadview-Phase V Protective Covenants
Recording #9507310080
First Amendment to Protective covenants Recording # 9511150047
Second Amendment to Protective covenants Recording # 9605030003
Third Amendment to Protective covenants Recording # 9612310032

12. Covenants, Conditions, Restrictions &/or Easements
Broadview-Phase VI Protective Covenants
Recording # 9609170003
First Amendment to Protective covenants Recording # 9612310023

14. Amendment to AOLP/BPA Park Transfer agreement
Recording # 9612310027

15. Covenants, Conditions, Restrictions &/or Easements
Broadview-Phase VIII Protective Covenants
Recording # 2084041

18. Easement on the recorded plat/partition as follows: 20 foot irrigation

19. Easement agreement, including terms and provisions
for ingress, egress and utility easements amended by AFN 2211184
recording # 2184994

EXAMINED AND APPROVED

MAYOR

Dennis Johnson

DATE 2-23-06

CITY ENGINEER

Steve Lee

DATE 1-22-06

WENATCHEE PLANNING COMMISSION

Karin S. Kolen

DATE 1-24-06

TREASURER'S CERTIFICATE

I, hereby certify that all taxes and assessments which have been levied and become chargeable against said property for 2005 and preceding years have been paid, satisfied and discharged, and that anticipated taxes in the amount of \$14,946 for 2006 have been deposited with the Chelan County Treasurer this 28th day of February, 2006.

Deanna Reuss Deputy
CHELAN COUNTY TREASURER

2/28/06
Date

AUDITOR'S CERTIFICATE

FEE 107⁵⁰

Filed for record this 28th day of February, 2006 at 3:24 P.M. In book 30
pages 35-36 of subdivision plat at the request of Norman Nelson.

Deputy County Auditor

Kath A. Lince for Evelyn L. Arnold

Auditors No.

2221712

SURVEYOR'S CERTIFICATE

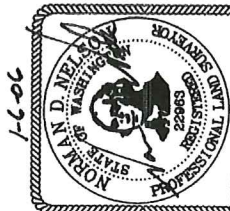
"I, Norman Nelson, registered as a land surveyor by the State of Washington, certify that this plat is based on an actual survey of the land described herein, conducted by me or under my supervision, during the period of November 2003 through December 2005; that the distances, courses, and angles are shown thereon correctly; and that the monuments, other than the monuments approved for setting at later date, have been set and lot corners staked on the ground as depicted on the plat."

Norman Nelson

Norman Nelson

Certificate No. 22963

15 North Chelan Ave.
Fax (509) 663-6278
Phone (509) 663-8660
Wenatchee, Wa. 98801



NORTHWEST GEODIMENSIONS
• Boundary Surveys • GPS Surveys • Topographical Surveys • Subdivisions • Construction Surveys

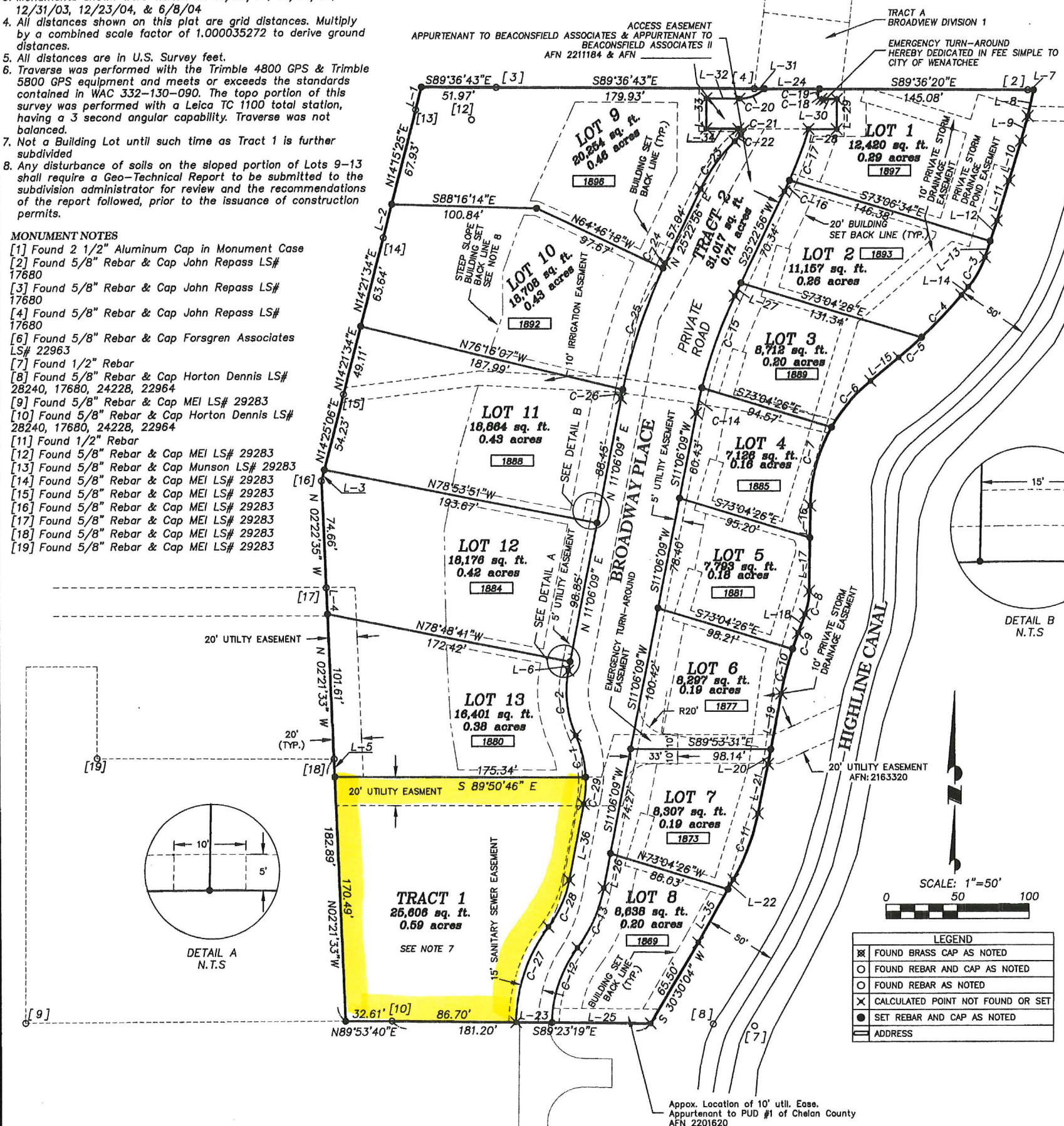
BROADVIEW ON THE CANAL
PLANNED DEVELOPMENT
T. 23 N. R. 20 E. W.M.
A PORTION OF THE NE 1/4 OF THE NE 1/4
SECTION 32
CITY OF WENATCHEE
WASHINGTON
DATE: 01/04/06 JCSN: JMW/DP/FILE FINAL PLAT 8-9-05-2

03101
PROJ. NO.
1 OF 2
SHT.

30/35

- GENERAL NOTES**
1. The Basis of Bearing is Washington State Plane North Zone NAD 83(91).
 2. The Vertical Datum is Washington State Plane North Zone NAVD 88.
 3. Monuments shown were visited on 11/26/03, 12/02/03, 12/31/03, 12/23/04, & 6/8/04
 4. All distances shown on this plat are grid distances. Multiply by a combined scale factor of 1.000035272 to derive ground distances.
 5. All distances are in U.S. Survey feet.
 6. Traverse was performed with the Trimble 4800 GPS & Trimble 5800 GPS equipment and meets or exceeds the standards contained in WAC 332-130-090. The topo portion of this survey was performed with a Leica TC 1100 total station, having a 3 second angular capability. Traverse was not balanced.
 7. Not a Building Lot until such time as Tract 1 is further subdivided
 8. Any disturbance of soils on the sloped portion of Lots 9-13 shall require a Geo-Technical Report to be submitted to the subdivision administrator for review and the recommendations of the report followed, prior to the issuance of construction permits.

- MONUMENT NOTES**
- [1] Found 2 1/2" Aluminum Cap in Monument Case
 - [2] Found 5/8" Rebar & Cap John Repass LS# 17680
 - [3] Found 5/8" Rebar & Cap John Repass LS# 17680
 - [4] Found 5/8" Rebar & Cap John Repass LS# 17680
 - [6] Found 5/8" Rebar & Cap Forsgren Associates LS# 22963
 - [7] Found 1/2" Rebar
 - [8] Found 5/8" Rebar & Cap Horton Dennis LS# 28240, 17680, 24228, 22964
 - [9] Found 5/8" Rebar & Cap MEI LS# 29283
 - [10] Found 5/8" Rebar & Cap Horton Dennis LS# 28240, 17680, 24228, 22964
 - [11] Found 1/2" Rebar
 - [12] Found 5/8" Rebar & Cap MEI LS# 29283
 - [13] Found 5/8" Rebar & Cap Munson LS# 29283
 - [14] Found 5/8" Rebar & Cap MEI LS# 29283
 - [15] Found 5/8" Rebar & Cap MEI LS# 29283
 - [16] Found 5/8" Rebar & Cap MEI LS# 29283
 - [17] Found 5/8" Rebar & Cap MEI LS# 29283
 - [18] Found 5/8" Rebar & Cap MEI LS# 29283
 - [19] Found 5/8" Rebar & Cap MEI LS# 29283



BROADVIEW ON THE CANAL PLANNED DEVELOPMENT

LINE TABLE		
LINE	LENGTH	BEARING
L-1	16.36'	N14°15'25"E
L-2	24.01'	N14°15'25"E
L-3	7.99'	N14°25'06"E
L-4	18.52'	N02°21'33"W
L-5	12.40'	S02°36'26"E
L-6	6.45'	N11°06'09"E
L-7	4.00'	S89°35'50"E
L-8	18.57'	S12°27'21"W
L-9	17.85'	S15°03'20"W
L-10	28.85'	S16°43'36"W
L-11	29.08'	S16°31'03"W
L-12	14.93'	S18°11'49"W
L-13	11.67'	S18°11'49"W
L-14	7.54'	S40°16'23"W
L-15	25.61'	S50°20'58"W
L-16	22.35'	S00°42'47"W
L-17	37.46'	S00°42'47"W
L-18	13.89'	S20°27'21"W
L-19	39.65'	S10°34'50"W
L-20	10.41'	S10°34'50"W
L-21	35.43'	S11°38'41"W
L-22	7.81'	S29°25'19"W
L-23	25.00'	S89°23'19"E
L-24	38.35'	S89°36'20"E
L-25	69.50'	S89°23'19"E
L-26	24.56'	S11°06'09"W
L-27	10.00'	S25°22'56"W
L-28	19.48'	N89°36'43"W
L-29	21.00'	S00°23'17"W
L-30	10.66'	N89°36'43"W
L-31	6.98'	S89°36'20"E
L-32	23.29'	S89°36'43"E
L-33	21.00'	N00°23'17"E
L-34	22.44'	N89°36'43"W
L-35	42.51'	S29°25'19"W
L-36	53.84'	S11°06'09"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	COURSE
C-1	30.10'	79.50'	21°41'37"	N13°21'06"W
C-2	46.52'	75.50'	35°18'03"	S06°32'53"E
C-3	23.87'	61.96'	22°04'34"	N29°14'06"E
C-4	40.66'	352.49'	6°36'33"	N43°34'40"E
C-5	21.33'	352.49'	3°28'02"	N48°36'57"E
C-6	42.01'	114.48'	21°01'37"	S39°50'10"W
C-7	57.16'	114.48'	28°36'34"	S15°01'04"W
C-8	16.51'	47.92'	19°44'34"	N10°35'04"E
C-9	11.85'	255.35'	2°39'32"	S19°07'35"W
C-10	32.16'	255.35'	7°12'59"	S14°11'20"W
C-11	49.33'	158.99'	17°46'38"	N20°32'00"E
C-12	56.05'	87.50'	36°42'02"	S18°57'42"W
C-13	45.97'	100.50'	28°12'34"	N24°12'26"E
C-14	17.93'	346.00'	2°58'10"	S12°35'14"W
C-15	68.30'	346.00'	11°18'37"	S19°43'37"W
C-16	8.50'	334.09'	1°27'26"	N24°39'13"E
C-17	38.18'	334.09'	6°32'49"	N20°39'05"E
C-18	4.48'	2.50'	102°43'17"	S38°15'04"E
C-19	4.02'	334.09'	0°41'21"	N12°45'54"E
C-20	18.96'	24.50'	44°21'01"	N68°12'47"E
C-21	5.75'	2.50'	131°50'06"	N23°41'39"W
C-22	6.17'	99.50'	3°33'12"	N44°00'00"E
C-23	41.11'	115.50'	20°23'40"	S35°34'46"W
C-24	3.85'	399.50'	0°33'07"	S25°06'22"W
C-25	89.63'	399.50'	12°51'16"	S18°24'11"W
C-26	6.09'	399.50'	0°52'24"	S11°32'21"W
C-27	71.51'	112.50'	36°25'17"	S18°49'19"W
C-28	35.98'	79.50'	25°55'49"	N24°04'03"E
C-29	18.88'	79.50'	13°36'26"	N04°17'55"E

15 North Chelan Ave.
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Phone (509) 663-8660
Wenatchee, Wa. 98801



NORTHWEST GEODIMENSIONS

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A PORTION OF THE NE 1/4 OF THE NE 1/4
SECTION 32
CITY OF WENATCHEE
WASHINGTON

03101
PROJ. NO.
2 OF 2
SHEET

\\STA-Architecture\Drawings\2013\Lot-14\Draw\LOT 14-S.Plan.dwg, 2/20/2014 1:34:05 PM, stvet, 1:2, TSA | architects, p.l.l.c.




SITE PLAN

Scale: 1"=20'

Issued JULY 5, 2013

SHEET NO.
A-1

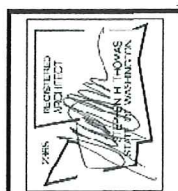


1896 BROADWAY PL.
WENATCHEE, WA 98901

Broadview on the Canal

TRACT-1 TO LOT-14
Subdivision: Wenatchee, WA

Date:	By:	Description:



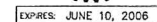


112 OLDS STATION ROAD, SUITE A
WENATCHEE, WA. 98801
PHONE: (509) 667-1426
FAX: (509) 663-6166
www.forsgren.com

[illegible]

BROADVIEW ON THE CANAL

WATER ASBUILT



KLS	5/06
DRAWN BY	DATE
DH	5/06
DESIGNED BY	DATE
DH	5/06
CHECKED BY	DATE
TSK	5/06
PROJECT ENGINEER	DATE
TSK	5/06
PROJECT MANAGER	DATE

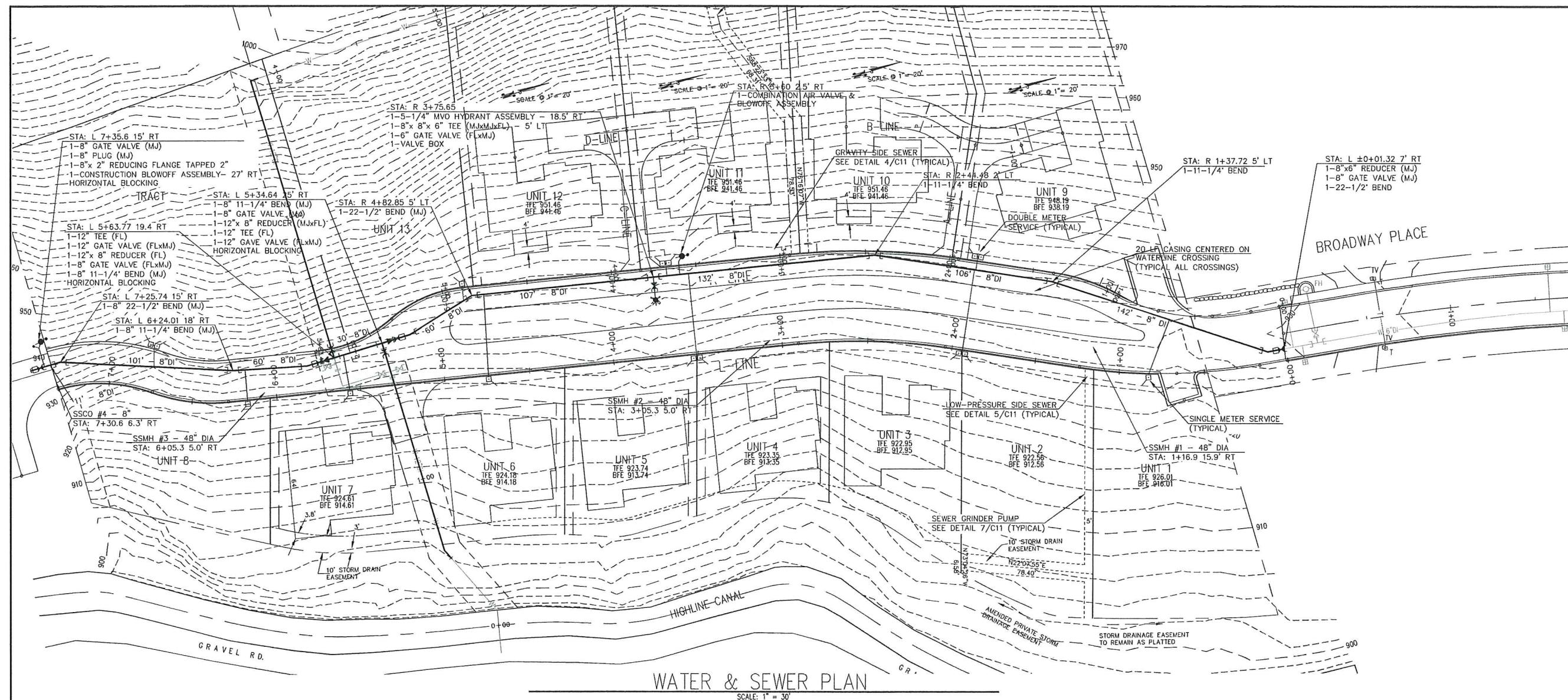
APPROVED	DATE
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SCALE
HORZ. 1" = 30'

FILE NAME
RE-DESIGN

PROJECT NO.
08-05-0028

SHEET NO.
C8A



WATER & SEWER PLAN

SCALE: 1" = 30'



GRAPHIC SCALE: ORIG = 4"

1 inch = 30 ft (UNIT = FT / DECIMAL FT)

RECORD DRAWING

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RECORD DRAWING

